

**TOWN OF PARACHUTE, COLORADO**  
**RESOLUTION NO. 2017-22**

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**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO APPROVING AN APPLICATION FOR REZONING FOR PROPERTY LOCATED AT 700 CARDINAL WAY IN THE TOWN OF PARACHUTE.**

**WHEREAS**, Brandon and Caroline Renck (collectively, the “Applicant”) own property located at 700 Cardinal Way in the Town of Parachute, identified as Garfield County Parcel No. 2409-131-03-004 (the “Property”)

**WHEREAS**, the Property is zoned Rural Agricultural (RA);

**WHEREAS**, pursuant to Section 15.02.245 of the Parachute Municipal Code (“PMC” or “Code”), the Applicant has submitted an application to rezone the Property to Service Commercial Zone District (SC) (the “Application”);

**WHEREAS**, pursuant to the Review Procedures Chart (Table 1.1) at Section 15.01.220 of the Code, an application for rezoning is a two-step review process and the Planning Commission reviews an application and makes a recommendation to the Board of Trustees;

**WHEREAS**, pursuant to Section 15.02.245.B of the Code, the Board of Trustees may not determine that the zoning map should be amended (rezoning of property) unless the rezoning is consistent with the goals and policies of the comprehensive plan and promotes the general welfare of the community;

**WHEREAS**, pursuant to Section 15.02.245.C of the Code, the Planning Commission and Board of Trustees may consider the following evaluation criteria for the analysis of rezoning applications: (1) the compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics; (2) the impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site; (3) the impacts of the land uses of the proposed rezoning upon expected environmental quality including air and water quality; (4) the community need for the proposed rezoning and the relationship of the proposed rezoning to the goal of overall community balance; and (5) compatibility with the comprehensive plan

**WHEREAS**, the Planning Commission reviewed the Application at a public meeting and recommended approval of the Application, finding that SC zoning is appropriate for the Property pursuant PMC Section 15.02.245; and

**WHEREAS**, the Board of Trustees reviewed the application at a duly noticed public hearing, finds the proposed rezoning to be consistent with the goals and polices of the Comprehensive Plan and appropriate in light of the criteria contained at Section 15.02.245.C of

the Code, and wishes to approve the Application to zone the Property Service Commercial (SC) and incorporate such zoning into the Official Zoning Map pursuant to PMC Section 15.02.105.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PARACHUTE, COLORADO THAT:**

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

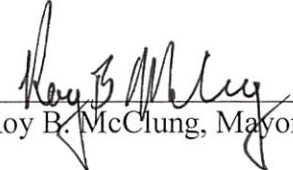
Section 2. The Board of Trustees hereby approves Applicant's Application and the Property is rezoned as part of the Service Commercial (SC) Zone District and shall be incorporated into the Official Zoning Map pursuant to PMC Section 15.02.105.

**INTRODUCED, PASSED, APPROVED, AND ADOPTED** by a vote of 5 to 0 of the Board of Trustees of the Town of Parachute, Colorado at a regular meeting held at the Town Hall in the Town of Parachute, Colorado on the 16 day of November, 2017 and approved by the Mayor on the 16 day of November, 2017.

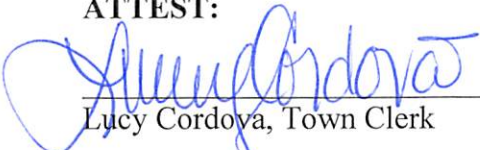


**BOARD OF TRUSTEES OF THE  
TOWN OF PARACHUTE, COLORADO**

By

  
Roy B. McClung, Mayor

**ATTEST:**

  
Lucy Cordova, Town Clerk